

Form and Correctness Approved: *BAP*

Contents Approved:

By: _____
Office of the City AttorneyBy: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No. 48655

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
AUTHORIZE SHORT-TERM RENTAL UNITS (VACATION RENTAL) ON
PROPERTY LOCATED AT 1357 EAST OCEAN VIEW AVENUE.

- - -

Section 1:- That a conditional use permit is hereby granted authorizing the operation of Short-term Rental Units (Vacation Rental) in a multi-family dwelling unit located at 1357 East Ocean View Avenue.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 50 feet, more or less, along the southern line of East Ocean View Avenue beginning 236 feet, more or less, from the western line of Sturgis Street and extending westwardly; premises numbered 1357 East Ocean View Avenue.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The operation of the principal use of Short-Term Rental Units (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- (b) The applicant shall provide all of the following information and documentation to the City for the subject property and the following improvements shall be fully implemented on the site:

- (1) The name and phone number of a person able to be on site within 20 minutes to be contacted at any time to address emergencies or complaints about activity at the property.
 - (2) Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
 - (3) Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
 - (4) Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.
 - (5) Interior decibel meters shall be installed in each unit's main congregation rooms.
 - (6) An area of asphalt and concrete, measuring six (6) feet wide by 30 feet long and parallel to the sidewalk, shall be removed from the parking spaces closest to East Ocean View Avenue to provide pervious area for stormwater infiltration. A double-row of dwarf yaupon holly (*Ilex vomitoria* "Nana") and one live oak (*Quercus virginiana*), located in the center of this area, shall be installed in it.
- (c) The property owner shall provide an opaque enclosure at least four (4) feet in height alongside the building to conceal all trash receptacles from the public right-of-way.
 - (d) The applicant shall maintain two (2) exterior security cameras covering the front parking area, rear parking area, and the front of each building in working condition at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
 - (e) The applicant shall use remote entry for all guests and shall change the access code between stays.

- (f) No fewer than eight (8) off-street parking spaces shall be provided.
- (g) The property owner shall ensure that the site is kept free of debris and trash at all times and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays. No trash shall remain in the waste containers on premises for more than 36 hours.
- (h) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.
- (i) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.
- (j) Each unit must be rented by only one party at a time. No more than eight (8) bedrooms shall be made available for guests and no more than 16 sleeping guests are permitted to stay on the property at any one time.
- (k) The operator shall not allow boarders.
- (l) The operator shall inform every guest, promptly upon booking a stay, that parking on any unimproved surface is not permitted.
- (m) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.
- (n) The operator shall obtain and maintain a current, active business licenses for the property or properties authorized by this Conditional Use Permit at all times while in operation.
- (o) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. All landscaped areas shall be kept free of litter and debris at all times and the

vegetative materials shall be tended in a healthy growing condition and replaced as necessary.

- (p) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

Adopted by Council February 8, 2022
Effective February 8, 2022

TRUE COPY

TESTE:

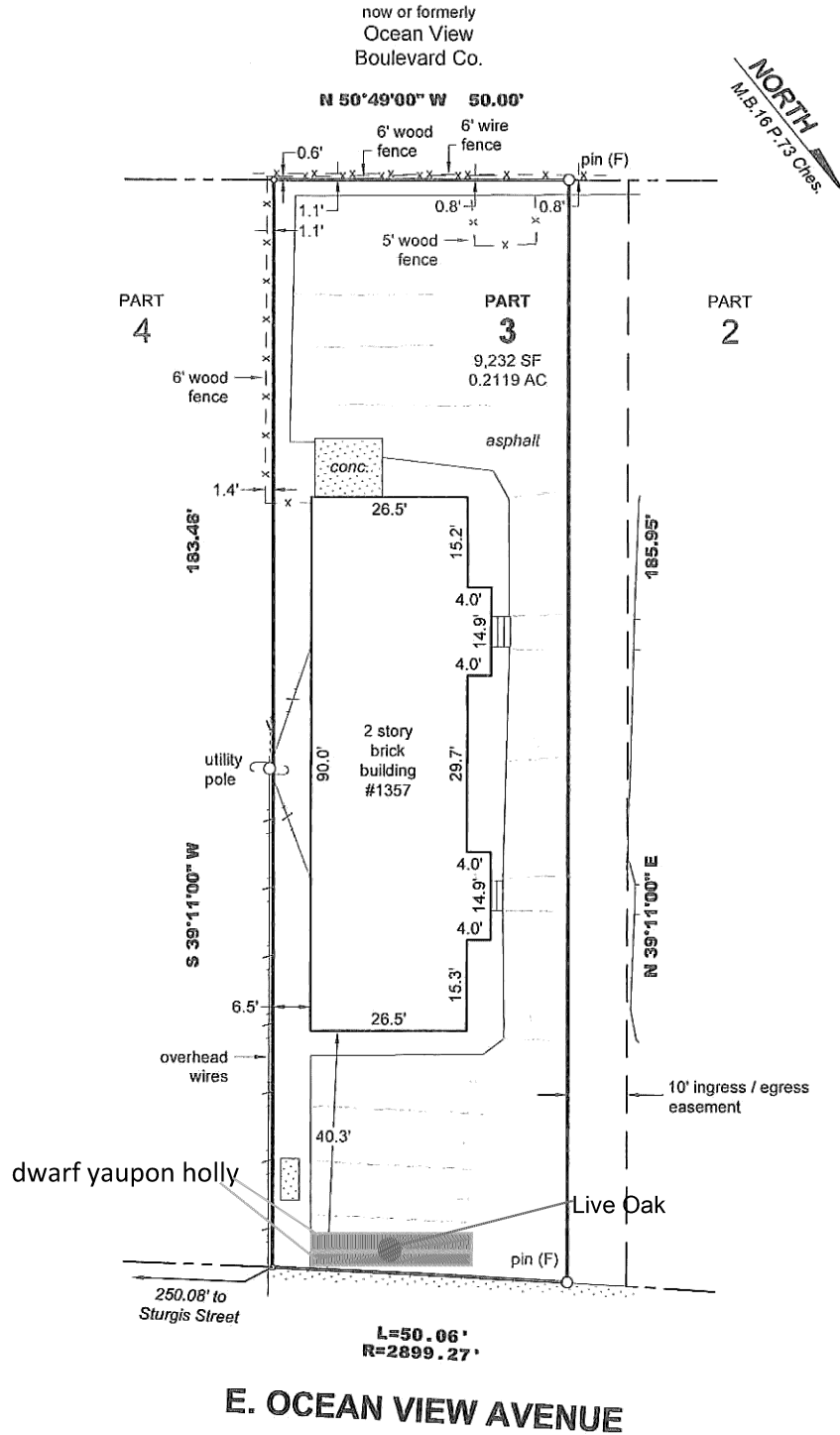
RICHARD ALLAN BULL

BY:

CHIEF DEPUTY CITY CLERK

Exhibit A

1. The land boundary survey shown hereon is based on a current field survey performed on February 14, 2019 and in combination with the plat(s) and/or deed(s) referenced herein. This survey was performed without the benefit of a current title report. The easements appearing on this survey, if any, were depicted and/or noted in the referenced plat(s) and/or deed(s) unless otherwise noted.
2. This property appears to fall in flood zone(s) X as shown on the National Flood Insurance Program map for the city of Norfolk, map number 5101040028H, effective 02/17/17.



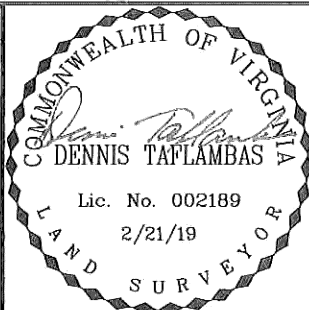
Attachment: Ordinance Exhibit A (Ordinance No. 48655 : Conditional Use Permit - The Sea-Clusion)

DKT Associates
LAND SURVEYORS

1100 Granby Street
Suite 100
Norfolk, VA 23510

DKTAssociates.com

Tel (757) 588-5888



PHYSICAL SURVEY

Part of Lot 3, Plat No.2 of Property of
Thomas G. Guy (M.B.16 P.73 Chesapeake)

Norfolk, Virginia

February 21, 2019

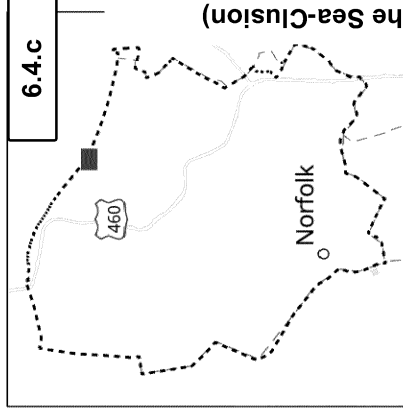
For: **Martina Patricio**

Job:	18461	Scale:	1" = 25'
FB:	257	Size:	Legal
Drawn:	JSO	Revised:	-
Check:	DT	Sheet:	1 of 1

Overview Map

6.4.c

Attachment: Overview Map (Ordinance No. 48655 : Conditional Use Permit - The Sea-Clusion)



Legend

- Parcels

Scale

0 125 250 500 Feet

North Arrow

N

